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Taylor & Fletcher



Ralpear Cottage

Bridge Street, Shilton, Nr Burford, OX18 4AB

Guide Price £1,195,000





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A charming and beautifully presented three bedroom semi-detached period cottage with a private south east facing garden (0.30 acre approx) located in the heart of this sought after village close to Burford.

LOCATION

Ralpear Cottage is situated in the heart of the sought after village of Shilton, close to the well known medieval town of Burford. Within the village there is the Holy Rood parish church, the baptist chapel and the Rose and Crown public house, which is located on the opposite side of Bridge Street from the property. Burford is within the Cotswolds Area of Outstanding Natural Beauty and the Burford Conservation Area. Burford provides an excellent range of local shops and amenities, including a baker, butcher, newsagent, post office, general store and doctors surgery. In addition, there are antique shops, boutiques, restaurants, famous coaching inns and public houses.

Primary and secondary schools nearby include; Burford School and Cokethorpe School near Witney. There is also Hatherop Castle and St Hugh's towards Faringdon.

From Shilton, the area's larger commercial centres of Cheltenham (24 miles), Cirencester (19 miles) and Oxford (19 miles) are within easy travelling distance with access to the motorway network via the A40 and the M4 to the south. There are main line rail services to London Paddington (80 minutes) at Charlbury (11 miles), Kemble (24 miles) and Kingham (11 miles) and a comprehensive local bus network.

DESCRIPTION

Ralpear Cottage is a beautifully presented and charming semi-detached period cottage located in the heart of the village. It is the first time the property has come onto the market in a generation since the 1970s.

The property comprises an entrance hall, sitting room, kitchen - dining room, utility area and bathroom downstairs. There is the master bedroom, two further bedrooms and a family bathroom on the first floor with an attic room that could be used as a fourth bedroom, if required, on the second floor in the attic space.

A notable feature of Ralpear Cottage are the gardens which extend to 0.30 acre (approx) running down to the Shill Brook at the far end of the garden. There is a stone workshop, an oak timber detached single garage and off road parking for a couple of cars.

Approach

Paved pathway leading to timber framed front door to:

Entrance Hall

Tiled flooring. Recessed ceiling spotlighting. Proceed through to:

Sitting Room

Recessed fireplace with wood burning stove, oak timber beam above, stone surround and hearth. Timber framed door to below stairs storage cupboard. Tiled flooring. Single glazed windows to the front elevation. Timber framed door to:

Kitchen - Dining Room

Storage units to the wall and base level with marble work surfaces. Belfast sink unit with tiled splashback. Electric oven with five ring hob and extractor above. Dishwasher. Refrigerator and freezer. Part tiled walls. Exposed oak timber beams and stone wall. Terracotta tiled flooring. Recessed ceiling spotlighting. Double glazed windows to the rear and side elevations. Double glazed French doors providing direct access into the garden. Proceed through to:



Utility Area

Range of wall mounted cupboards. Space and plumbing for washing machine and tumble dryer. Tiled flooring. Recessed ceiling spotlighting. Velux double glazed window to the rear elevation. Timber framed door to:

Bathroom

Low level WC with standard cistern, wash hand basin with tiled splashback and cupboards below. Panelled bath with overhead shower. Chrome heated towel rail. Part tiled walls. Tiled flooring. Recessed ceiling spotlighting. Single glazed windows to the rear elevation. From the entrance hall, stairs with timber balustrade rise to:

First Floor Landing

Exposed stone walls. Timber flooring. Velux double glazed window to the side elevation. Timber framed door to:

Master Bedroom

Range of built-in wardrobes and storage cupboard. Timber flooring. Double glazed windows to the rear elevation. From the first floor landing, timber framed door to:

Bedroom 2

Recessed fireplace with cast iron fire and tiled hearth. Built-in wardrobe. Timber flooring. Single glazed windows to the front elevation. From the first floor landing, timber framed door to:

Bedroom 3

Timber flooring. Single glazed windows to the front elevation. From the first floor landing, timber framed door to:

Family Bathroom

Low level WC with standard cistern, wash hand basin with tiled splashback and cupboards below. Panelled bath with overhead shower. Chrome heated towel rail. Part tiled walls. Tiled flooring. Recessed ceiling spotlighting. Velux double glazed window to the side elevation. From the first floor landing, stairs with timber balustrade rise to the second floor attic space to:

Attic Room - Bedroom 4

Exposed oak timber beams and stone walls. Timber flooring. Velux double glazed windows to the rear elevation.

OUTSIDE

Ralpear Cottage has a private south east facing garden that extends to 0.30 acre (approx).

There is a gravelled area adjacent to the back of the cottage which facilitates outside dining and entertaining. This leads to a large area of lawn bordered by mature shrubs and plants with Cotswold stone walling. There is a stone workshop providing excellent storage with a log store area and small greenhouse and vegetable beds. The garden flows down to the Shill Brook located at the far end. There is an oak timber framed single garage and off road parking for a couple of cars.

SERVICES

Mains electricity and water. Septic tank drainage. Oil fired central heating.

LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'D' Rate payable for 2026 / 2027 £2334.03





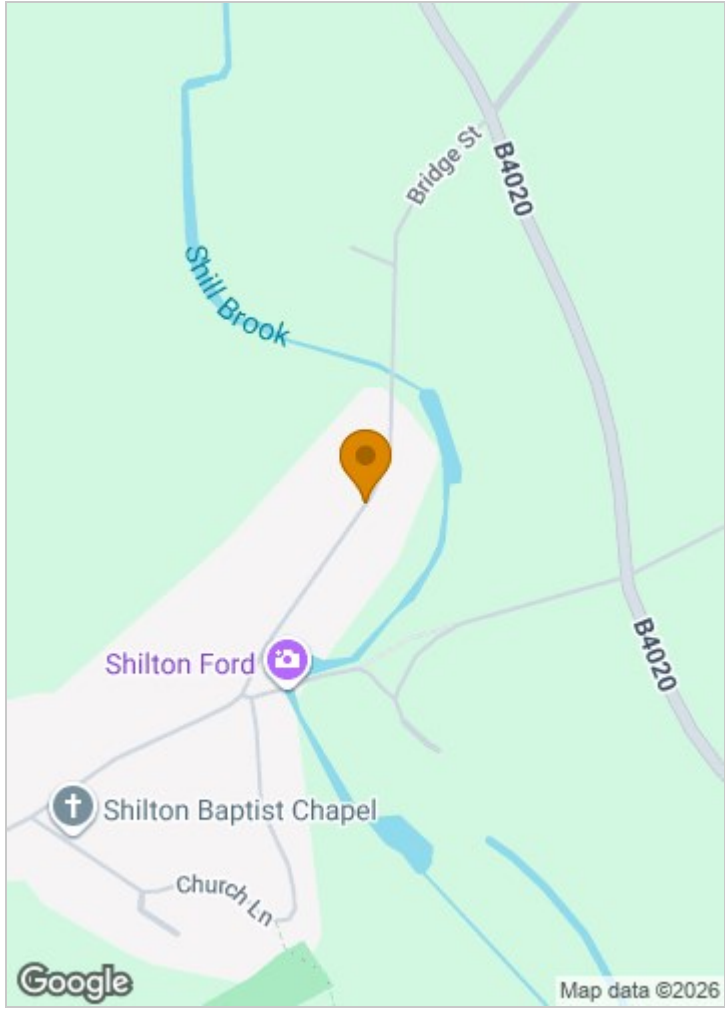
Approximate Gross Internal Area

Main House 166.1 m² / 1788 ft²
 Outbuilding 1 - 16.4 m² / 178 ft²
 Outbuilding 2 - 11.4 m² / 123 ft²
 Total 193.9 m² / 2089 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.
 Drawn by E8 Property Services. www.e8ps.co.uk

Location Map



Viewing

Please contact our Burford Sales Office on 01993 220579 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	